

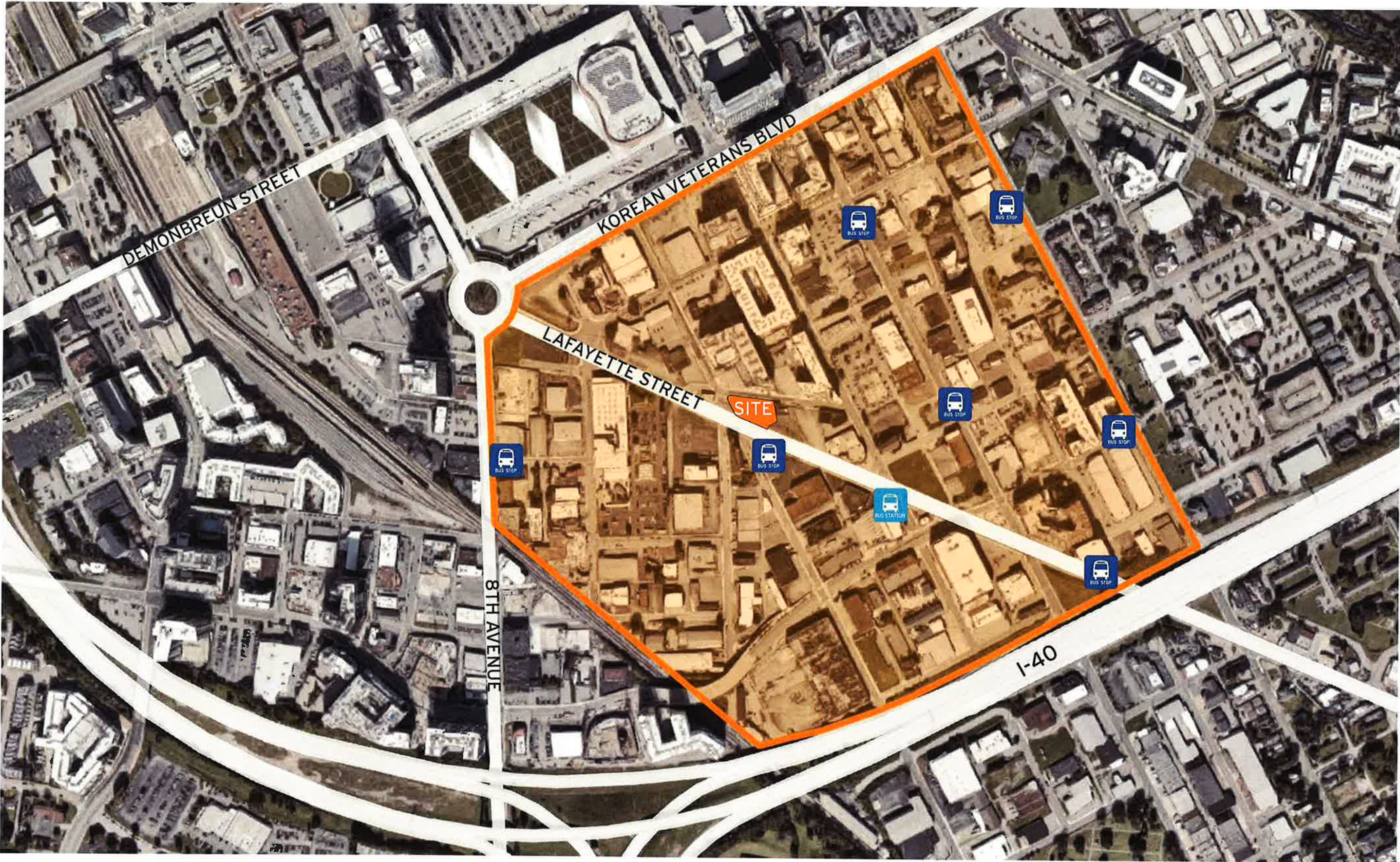
536 LAFAYETTE HOTEL

DRC SUBMITTAL FOR
MAJOR MODIFICATION AND BONUS HEIGHT

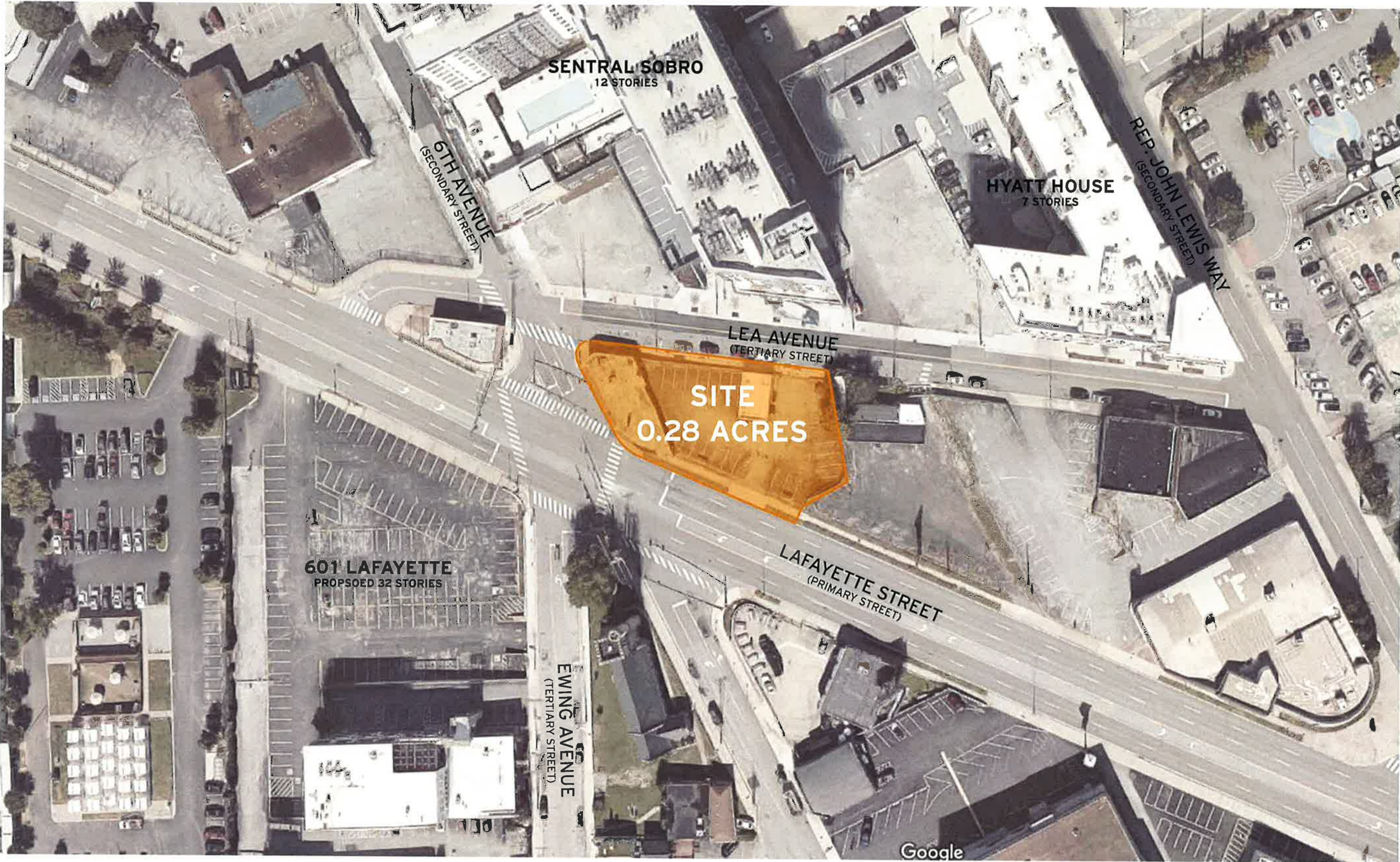
NASHVILLE & DAVIDSON COUNTY
2023 DTC-013-001
MAR 02 2023
-002
METROPOLITAN PLANNING DEPARTMENT -003

SITE

NASHVILLE & DAVIDSON COUNTY
MAR 02 2023
METROPOLITAN PLANNING DEPARTMENT



NASHVILLE & DAVIDSON COUNTY
2023 DTC-013-001
MAR 02 2023



Pie Town Mobility Study

Figure 28. Lafayette Street Recommended Design Concept

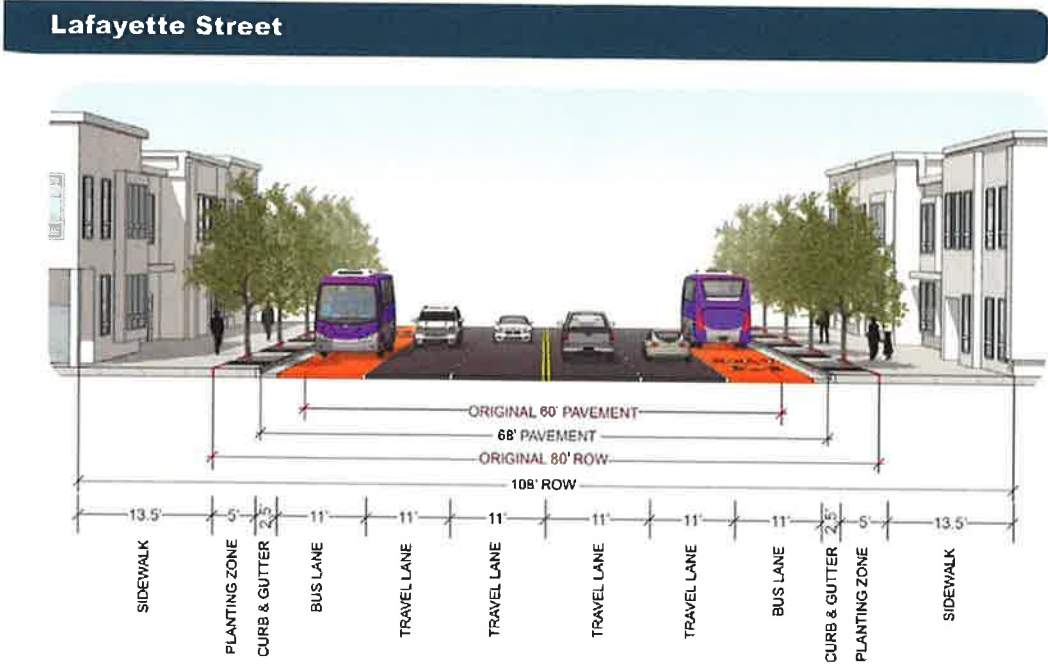
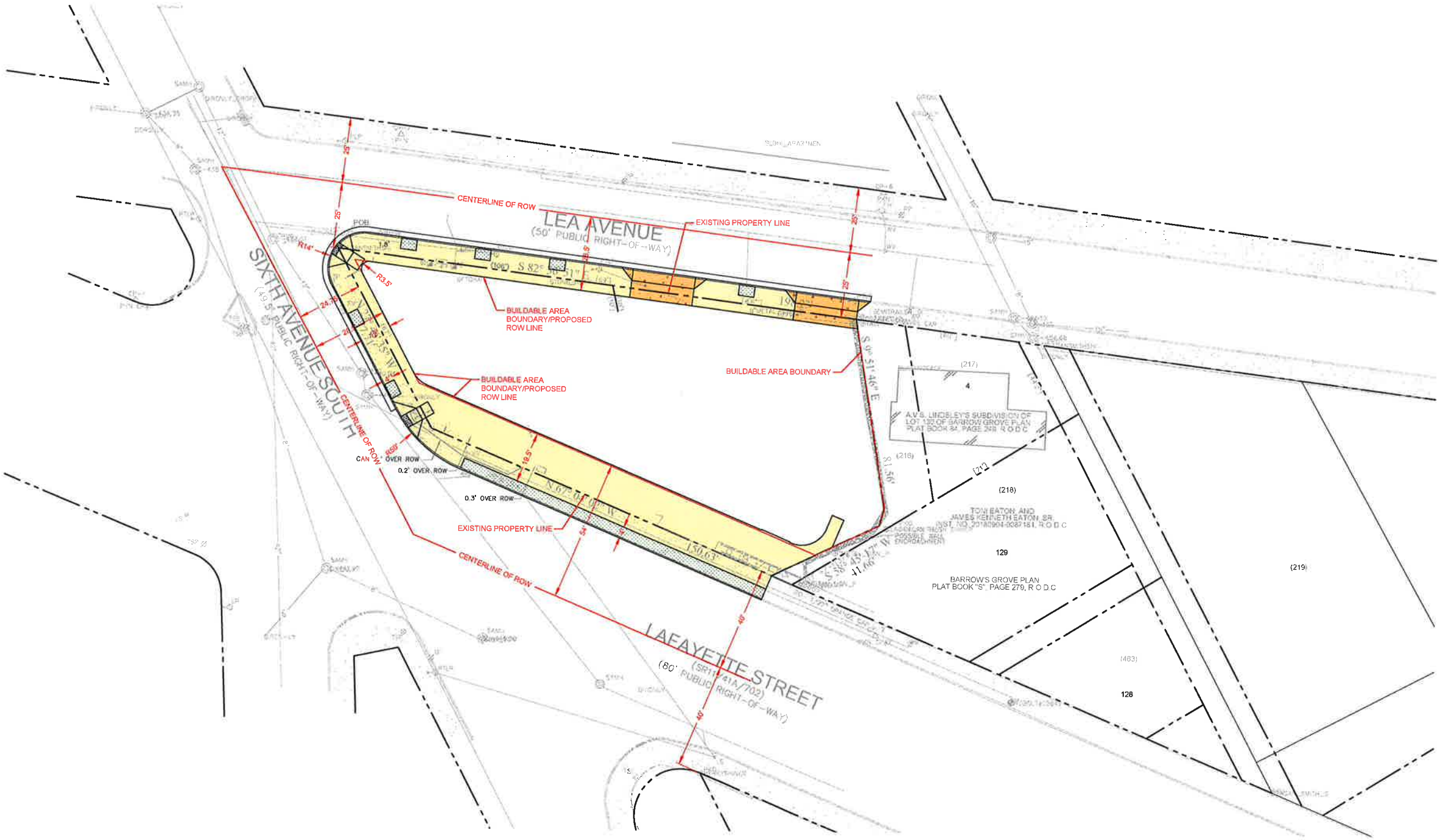


Figure 29. Lafayette Street Recommended Design Concept with Transit Boarding

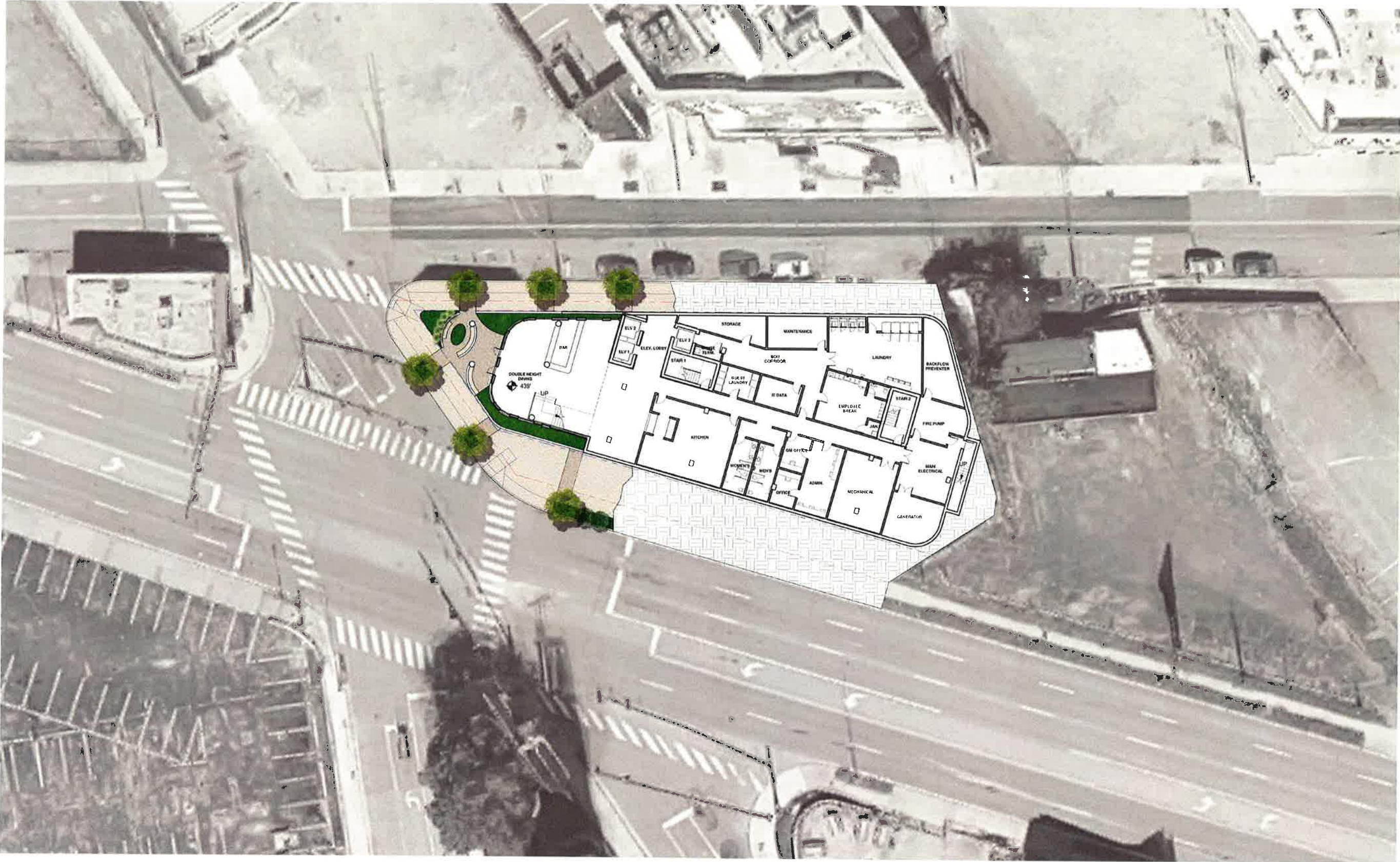


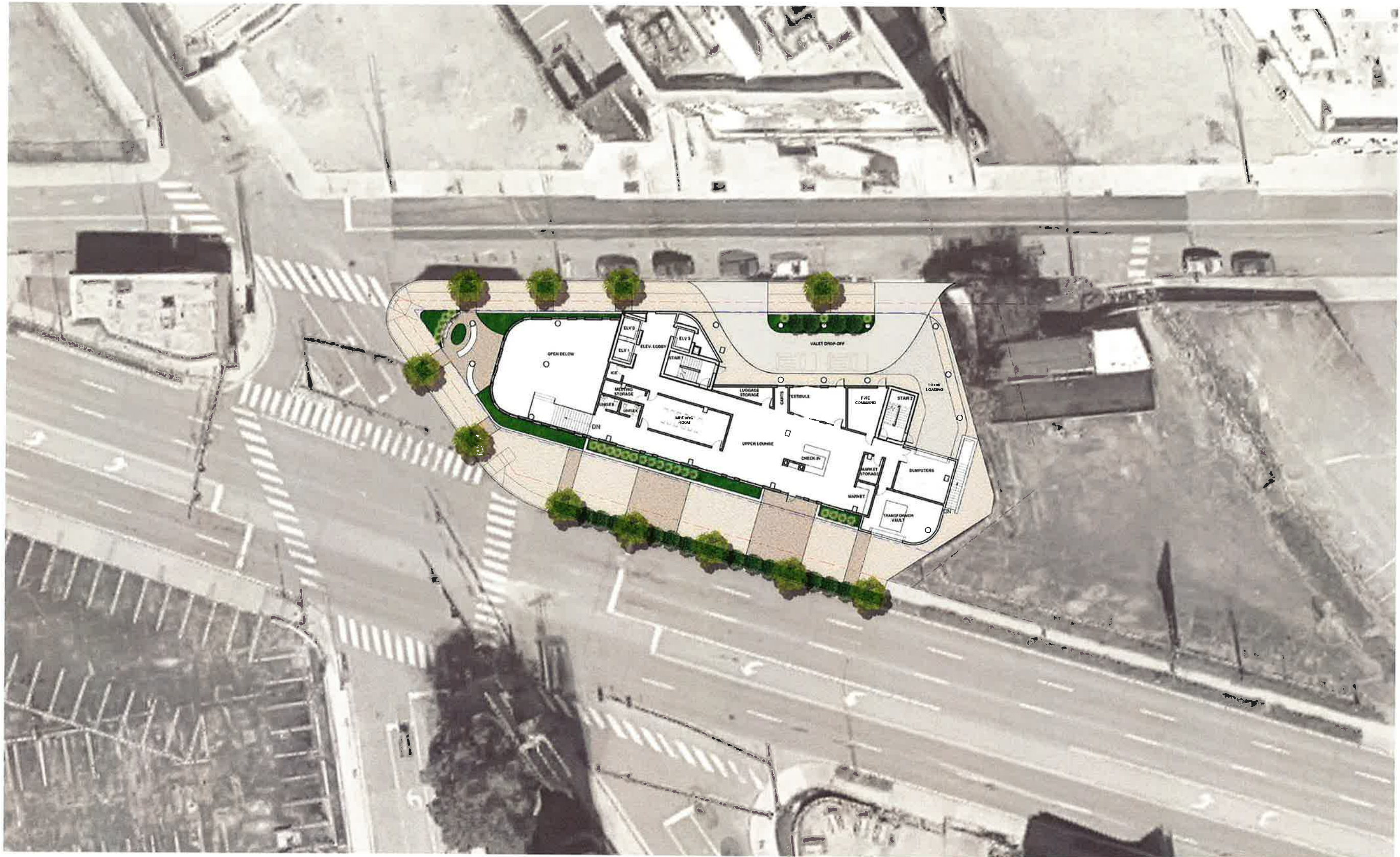
NASHVILLE & DAVIDSON COUNTY
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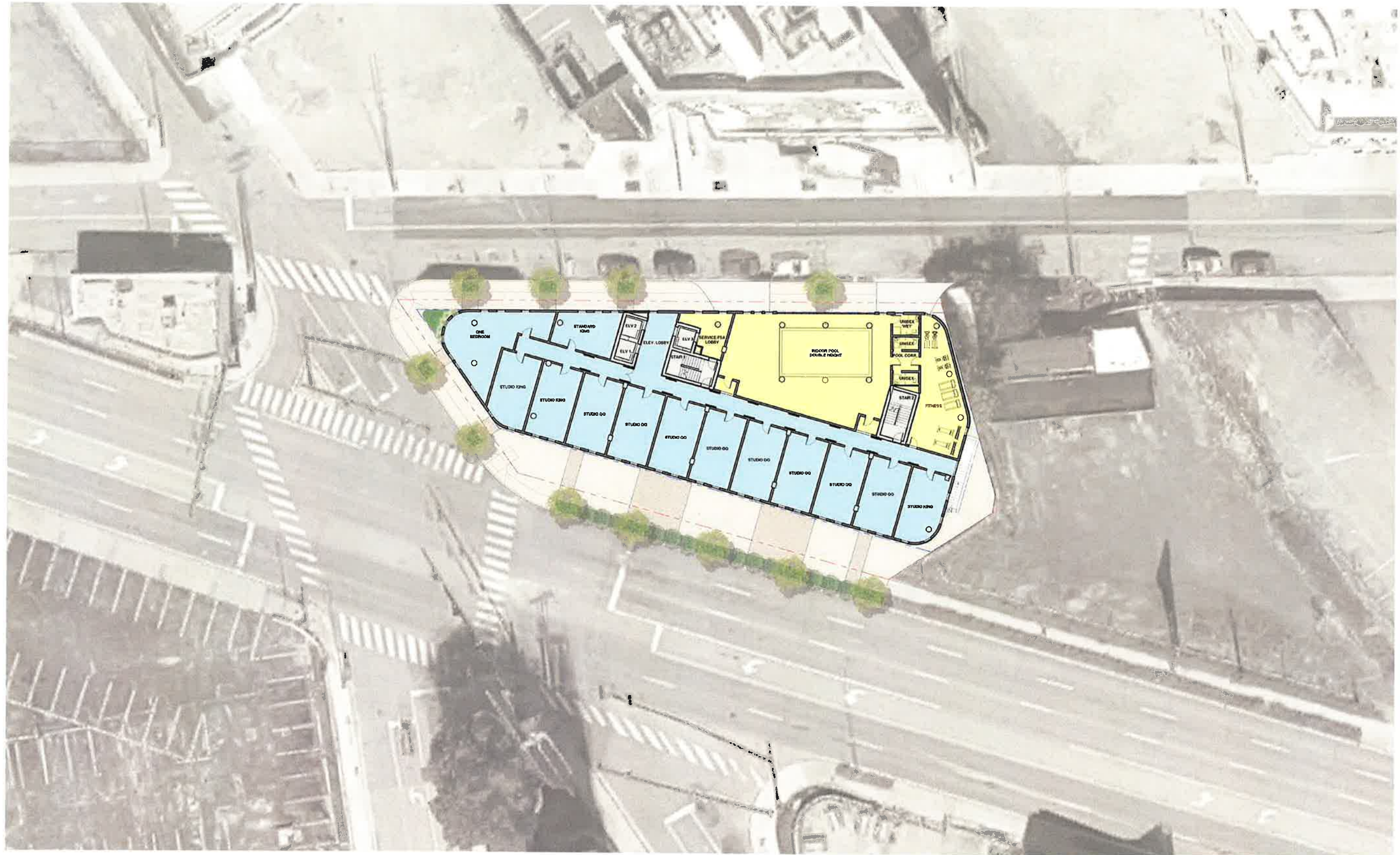


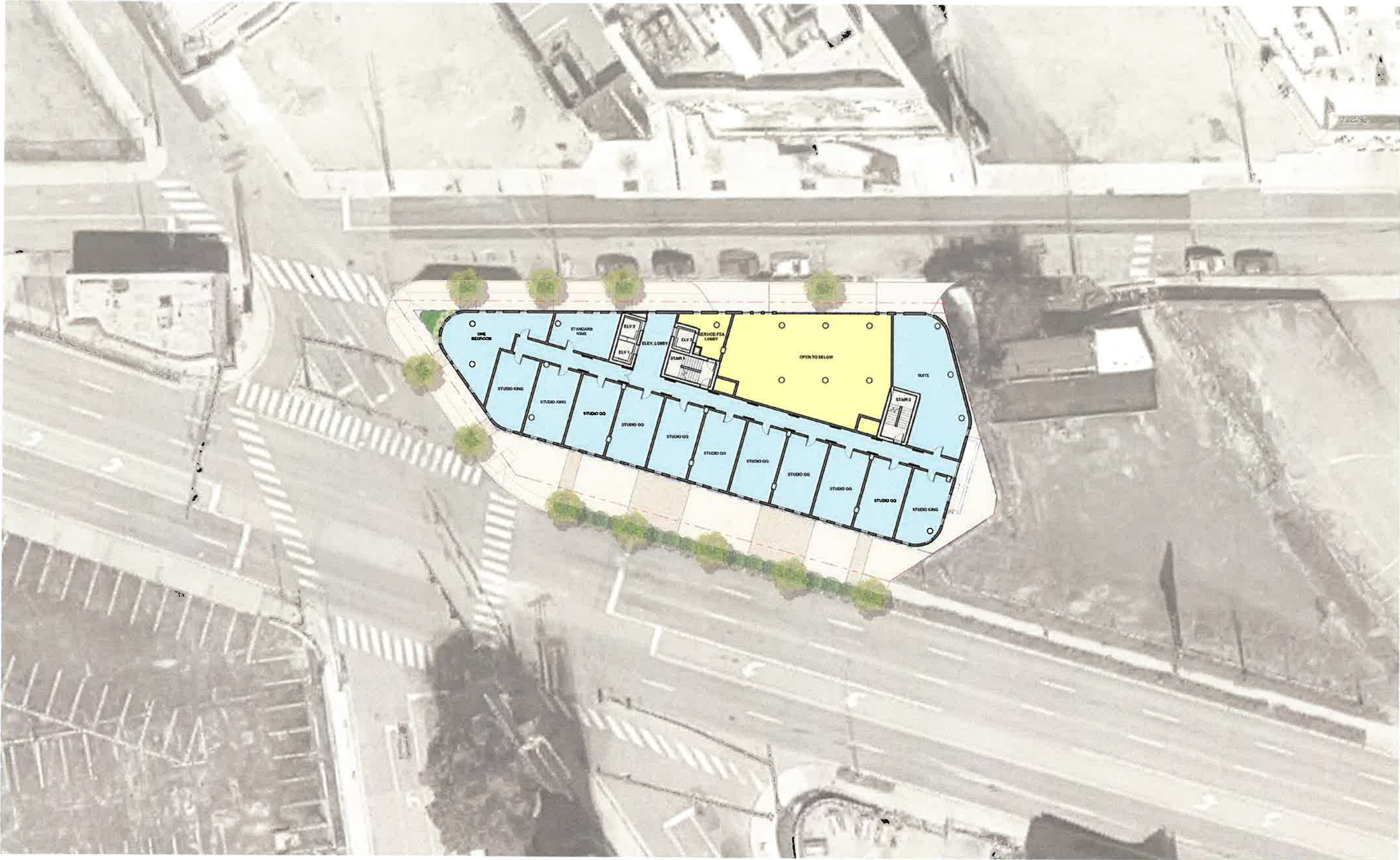
PLANS

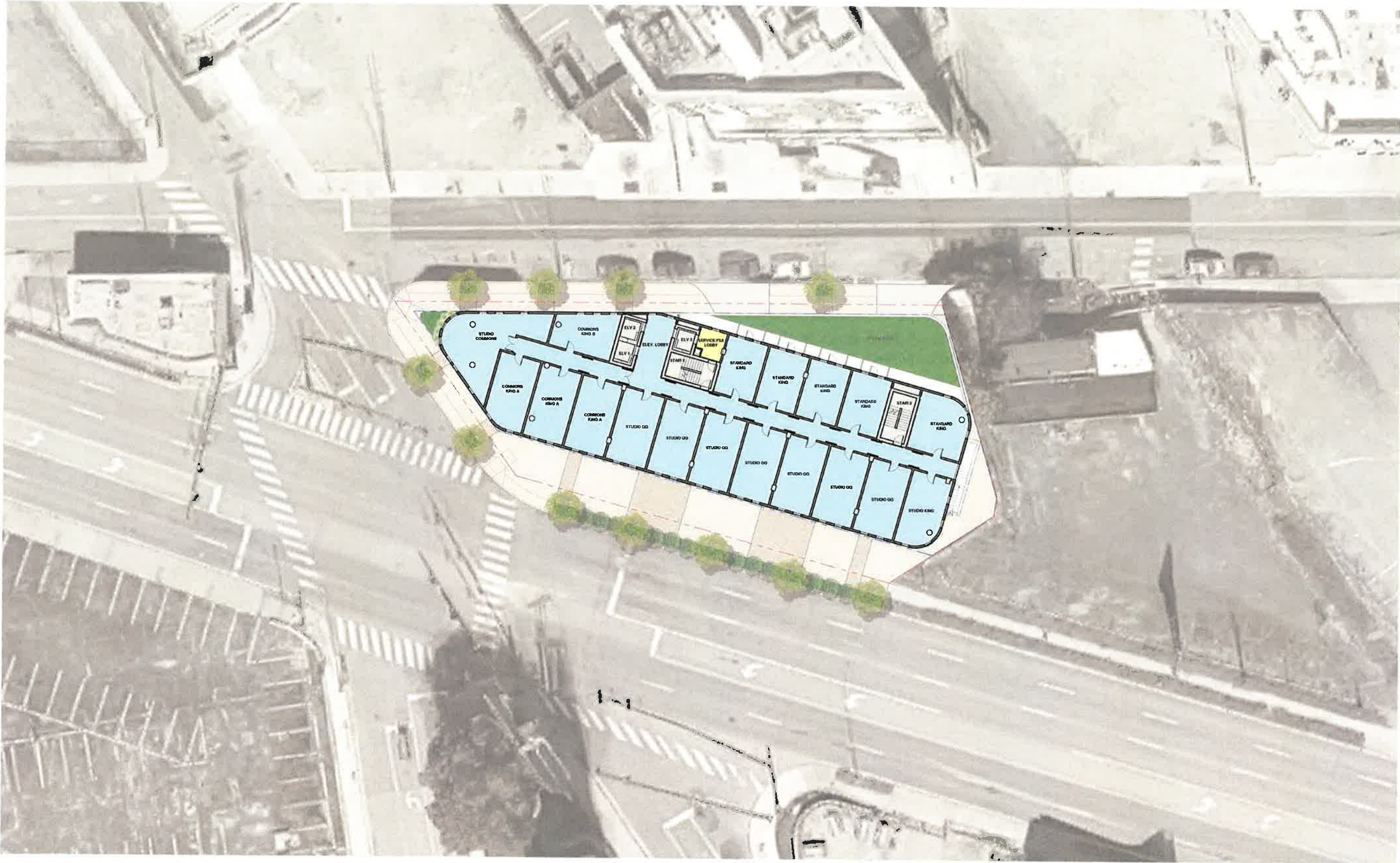


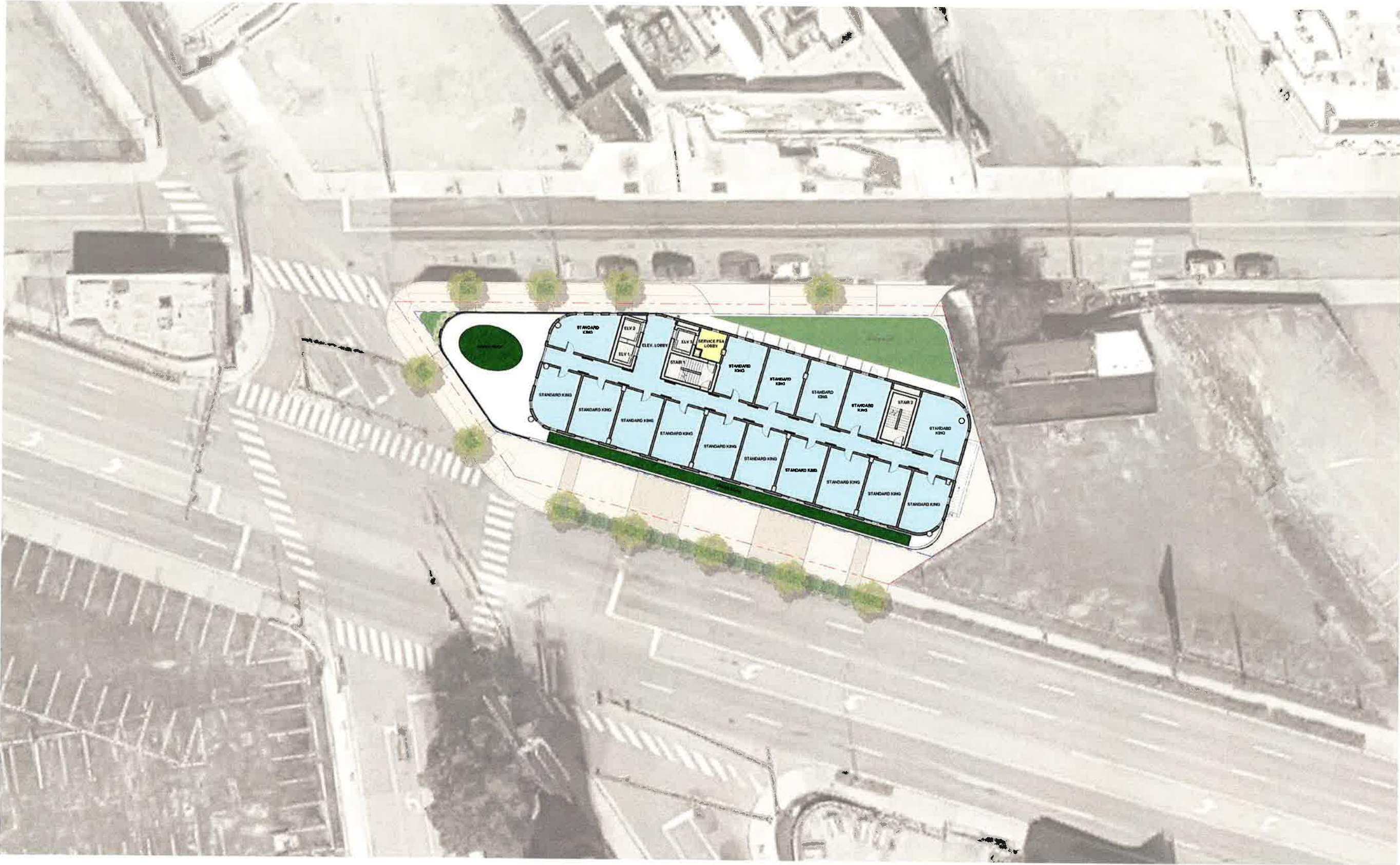


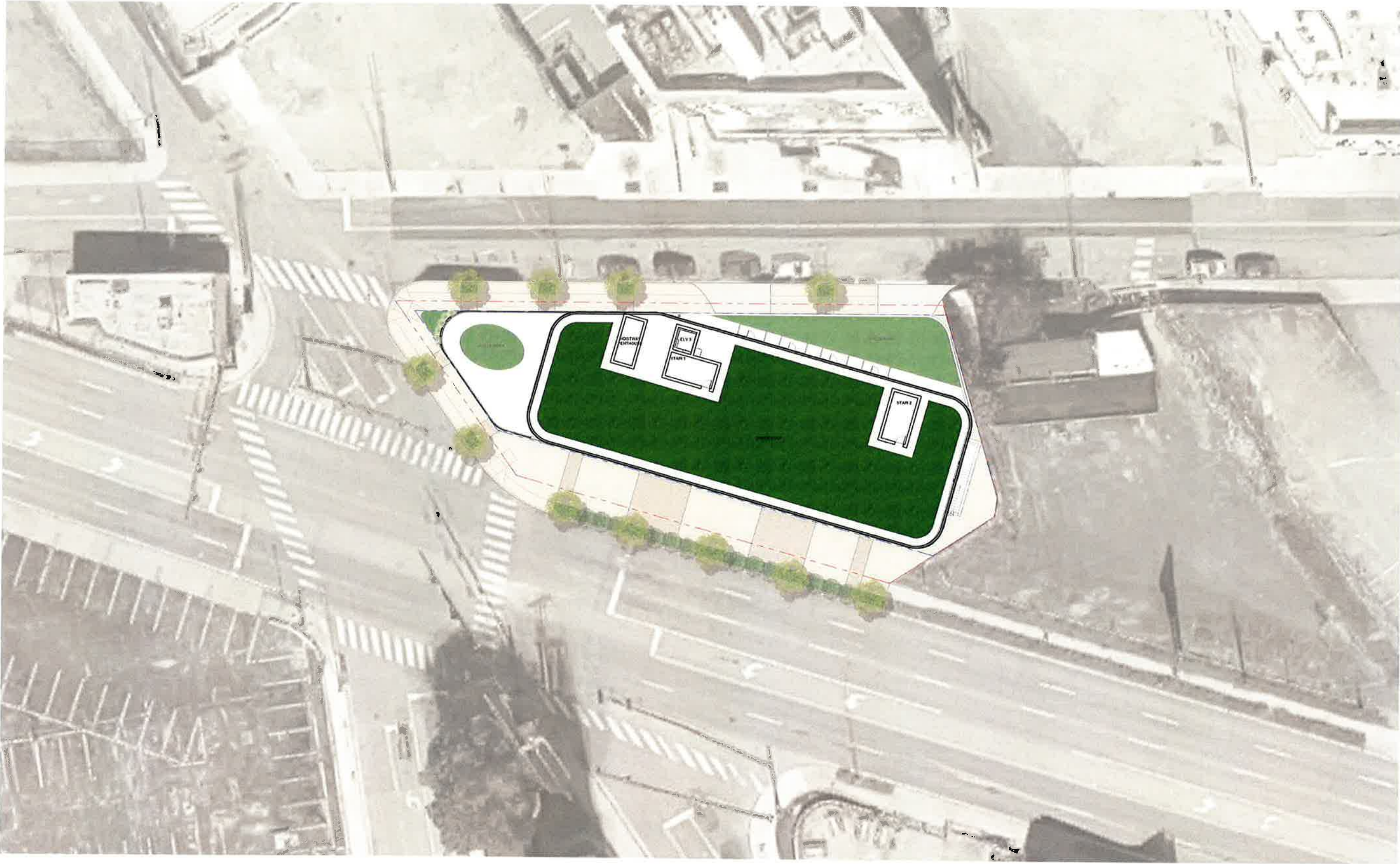




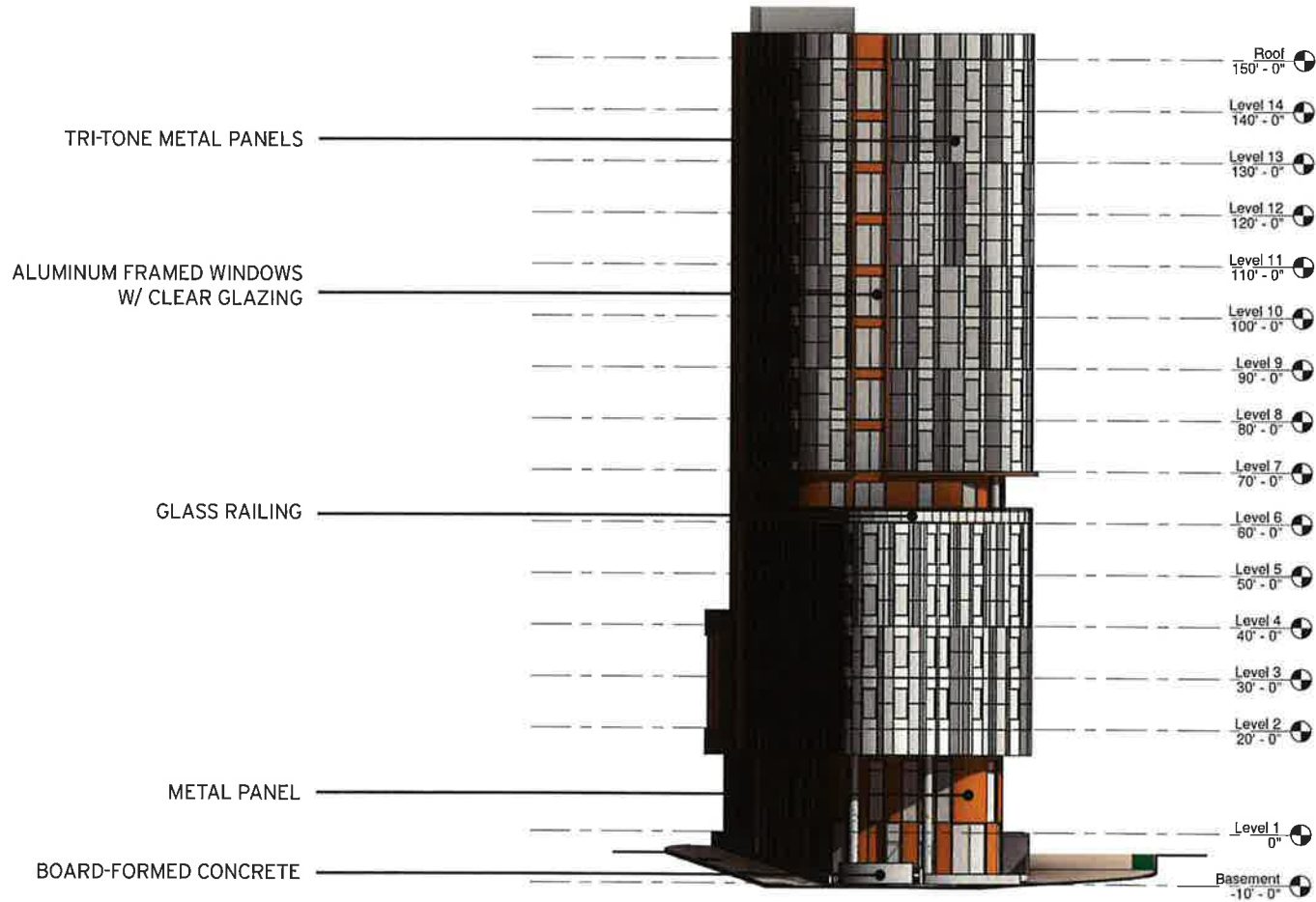






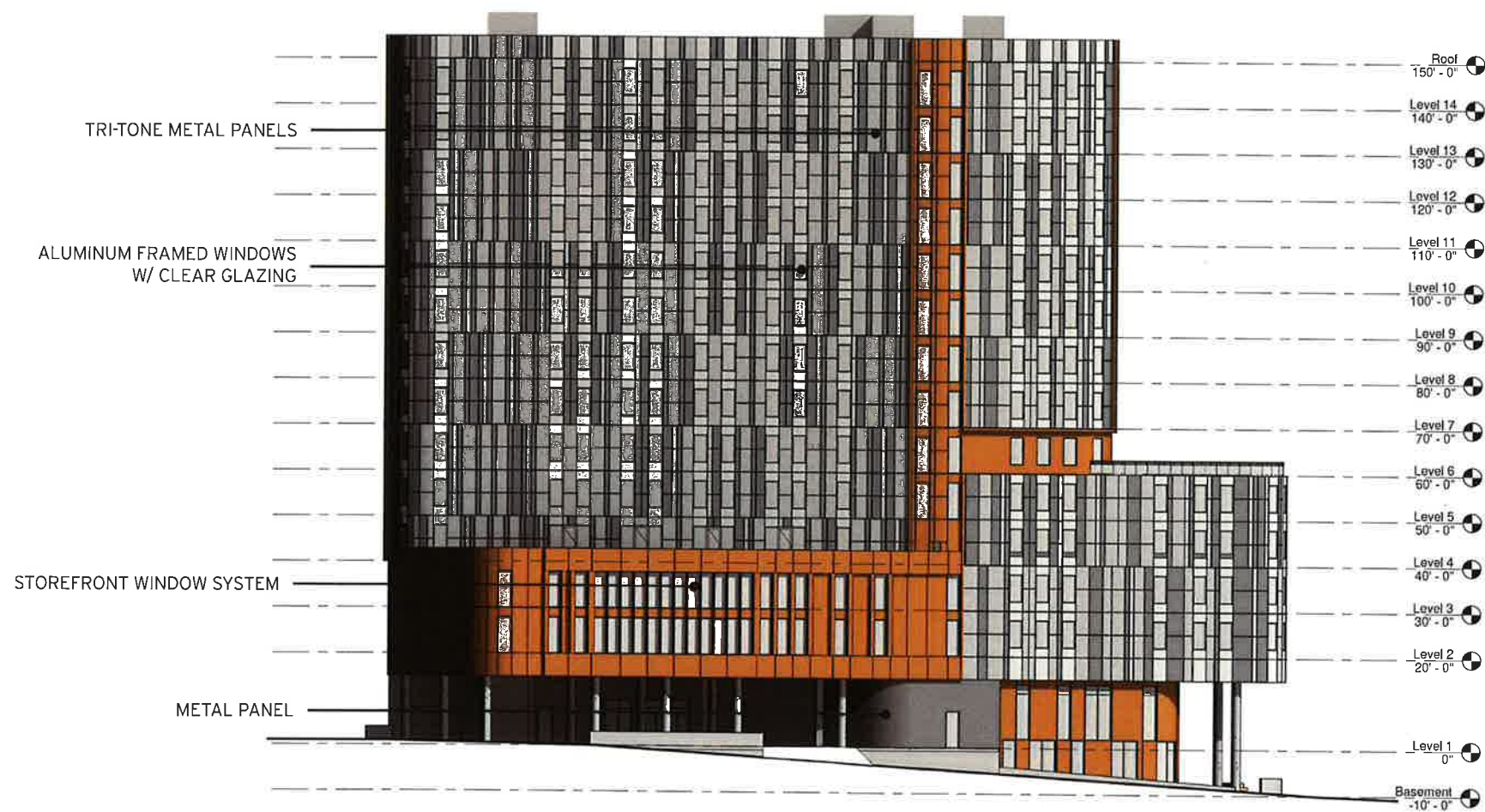


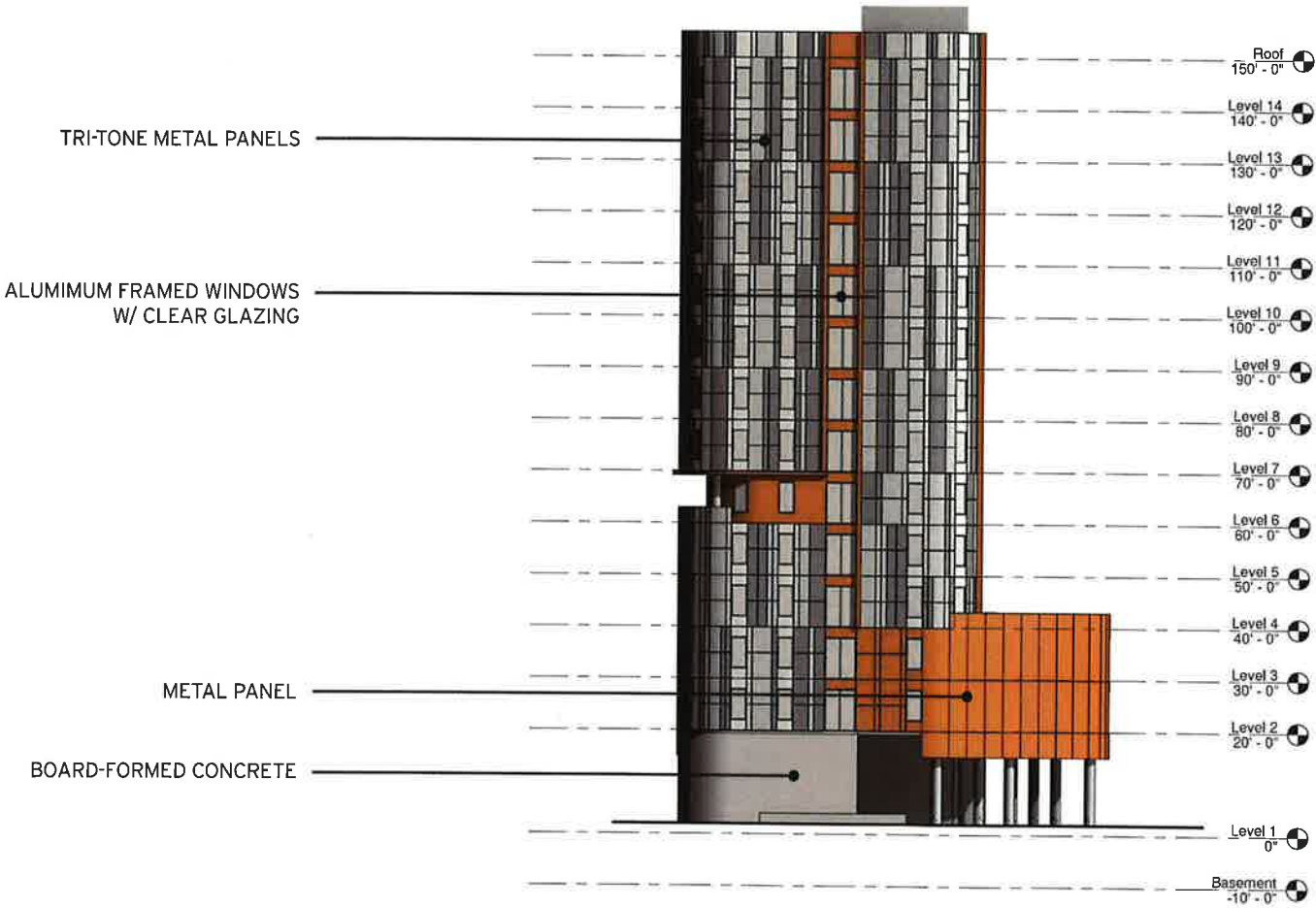
ELEVATIONS

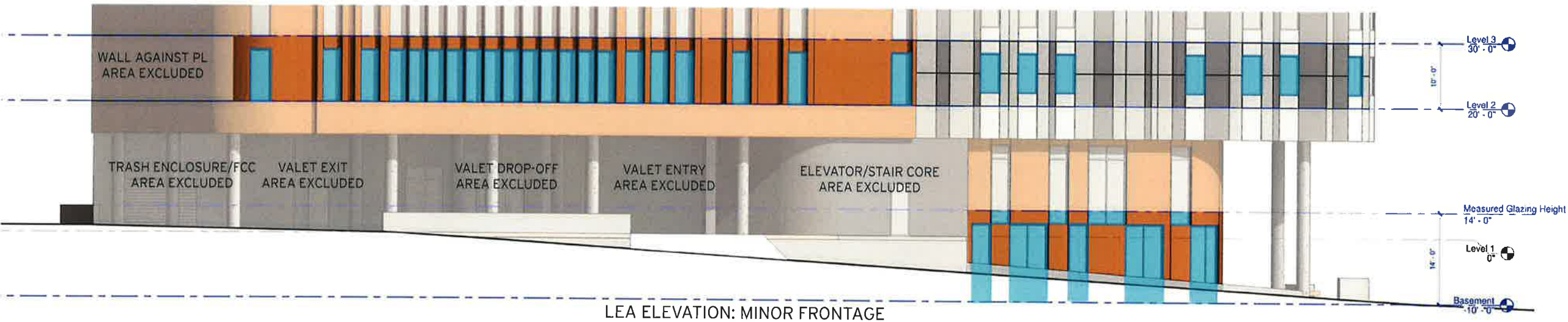


NASHVILLE & DAVIDSON COUNTY
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GLAZING REQUIREMENTS

LAFAYETTE ELEVATION: PRINCIPLE FRONTAGE

REQUIRED FIRST FLOOR GLAZING = 60%
1,875 SF X 60% = 1,125 SF
PROPOSED GLAZING
1,135 SF = **60%**

REQUIRED UPPER FLOORS GLAZING = 25%
1,672 SF X 25% = 418 SF
PROPOSED GLAZING
420 SF = **25%**

LEA ELEVATION: MINOR FRONTAGE

REQUIRED FIRST FLOOR GLAZING = 40%
591 SF X 40% = 237 SF
PROPOSED GLAZING
314 SF = **53%**

REQUIRED UPPER FLOORS GLAZING = 25%
1,816 SF X 25% = 454 SF
PROPOSED GLAZING
651 SF = **36%**

6TH ELEVATION: MINOR FRONTAGE

REQUIRED FIRST FLOOR GLAZING = 40%
378 SF X 40% = 151 SF
PROPOSED GLAZING
186 SF = **49%**

REQUIRED UPPER FLOORS GLAZING = 25%
328 SF X 25% = 82 SF
PROPOSED GLAZING
95 SF = **29%**



PROPOSED MODIFICATIONS
+ BONUS HEIGHT

302301C-013-001
NASHVILLE & DAVIDSON COUNTY
MAR 02 2023
METROPOLITAN PLANNING DEPARTMENT



FRONTAGE REQUIREMENTS

- LAFAYETTE: PRIMARY FRONTAGE = COMPLIANT**
REQUIRED FRONTAGE: 0' - 10'
PROPOSED FRONTAGE: 0' - 10'
- LEA ELEVATION: TERTIARY FRONTAGE = NON-COMPLIANT**
REQUIRED FRONTAGE: 0' - 10'
PROPOSED FRONTAGE: VARIES
- 6TH ELEVATION: SECONDARY FRONTAGE = NON-COMPLIANT**
REQUIRED FRONTAGE: 0' - 10'
PROPOSED FRONTAGE: VARIES

MODIFICATION REQUEST 1: DUE TO IRREGULAR 'ACUTE' CORNER AT 6TH AND LEA INTERSECTION, WE ARE REQUESTING REMOVAL OF FRONTAGE REQUIREMENTS IN ORDER TO PROVIDE PUBLIC OPEN SPACE TO BETTER ACTIVATE THE CORNER.



STEPBACK REQUIREMENTS

- LAFAYETTE: PRIMARY FRONTAGE = NON-COMPLIANT**
REQUIRED STEPBACK: 15' BETWEEN 4TH AND 7TH STORIES
PROPOSED STEPBACK: VARIES
- LEA ELEVATION: TERTIARY FRONTAGE = NON-COMPLIANT**
REQUIRED STEPBACK: 15' BETWEEN 4TH AND 7TH STORIES
PROPOSED STEPBACK: VARIES
- 6TH ELEVATION: SECONDARY FRONTAGE = COMPLIANT**
REQUIRED STEPBACK: 15' BETWEEN 4TH AND 7TH STORIES
PROPOSED STEPBACK: VARIES

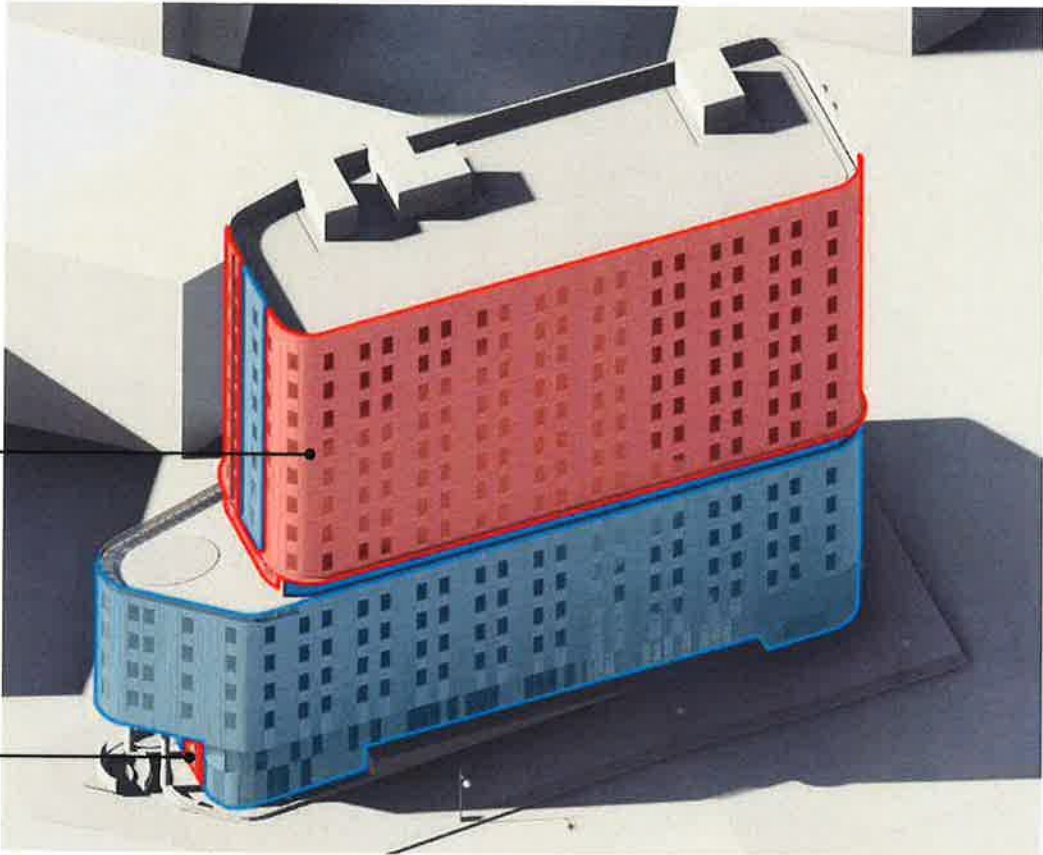
MODIFICATION REQUEST 2: DUE TO MINIMAL BUILDABLE AREA OF THE SITE AND ITS IRREGULAR SHAPE, WE ARE REQUESTING REMOVAL OF STEPBACK REQUIREMENTS ALONG THE LAFAYETTE FRONTAGE. ADDITIONALLY, THE STEPBACK ALONG LEA WILL VARY FROM 0' AT THE PINCHPOINT TO 30', DUE TO THE TOWER ORIENTING ITSELF PARALLEL TO LAFAYETTE STREET.

MODIFICATION REQUEST 1: DUE TO IRREGULAR 'ACUTE' CORNER AT 6TH AND LEA INTERSECTION, WE ARE REQUESTING REMOVAL OF FRONTAGE REQUIREMENTS IN ORDER TO PROVIDE PUBLIC OPEN SPACE TO BETTER ACTIVATE THE CORNER.

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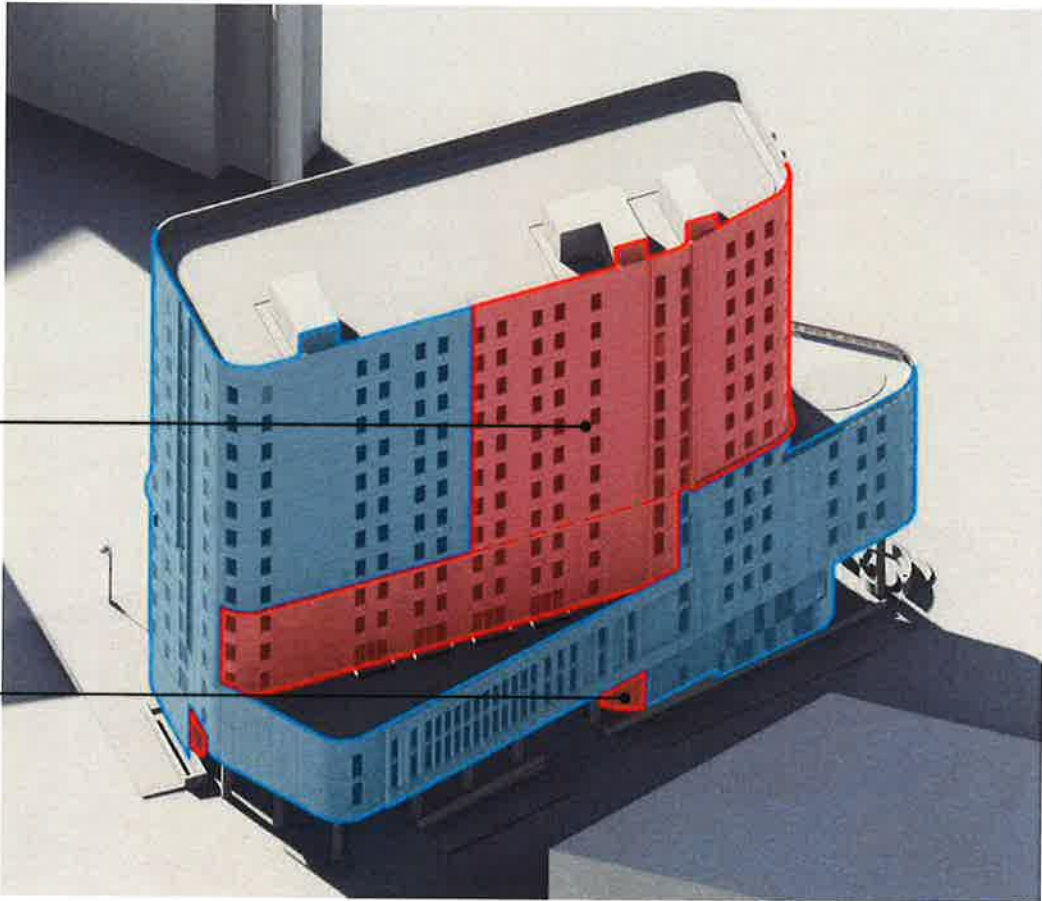
PORTIONS OF 6TH AVE. FACADE TOWER DO NOT MEET STEPBACK REQUIREMENTS.
ALL OF LAFAYETTE ST. FACADE TOWER DO NOT MEET STEPBACK REQUIREMENTS.

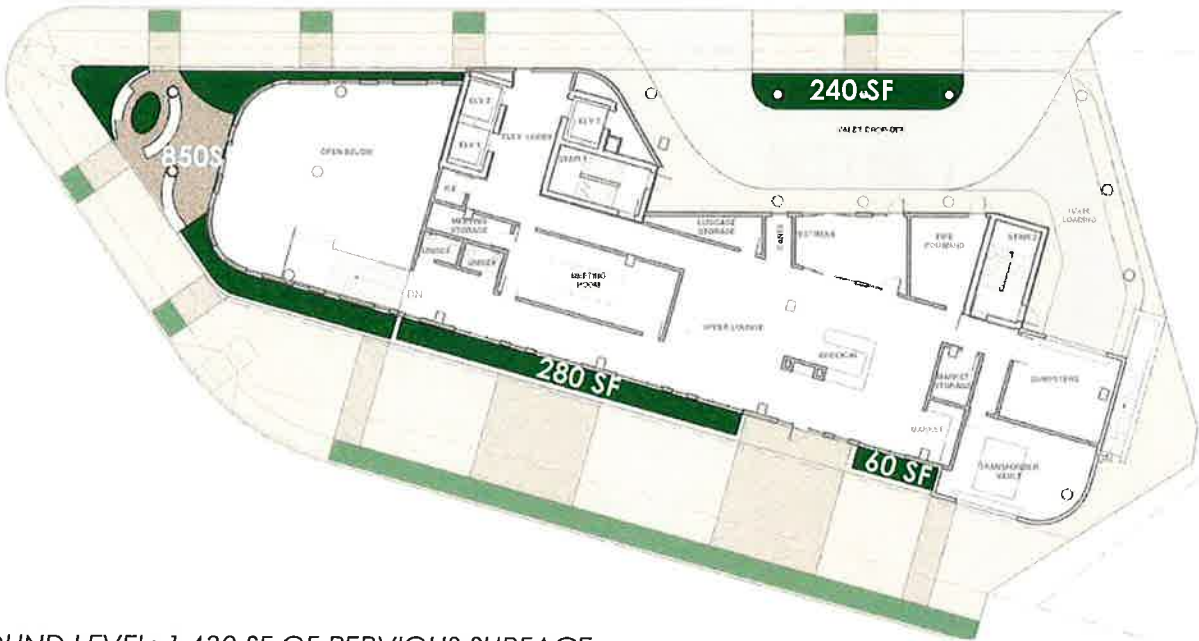
PORTION OF GROUND FLOOR FACADE FACING 6TH AVE.
NOT WITHIN BUILDING FRONTAGE ZONE



PORTIONS OF LEA AVE. FACADE TOWER DO NOT MEET STEPBACK REQUIREMENTS.

PORTION OF GROUND FLOOR FACADE ALONG LEA AVE.
NOT WITHIN BUILDING FRONTAGE ZONE, BUT SHOULD BE EXEMPT
DUE TO VEHICULAR ENTRY ACCESS





GROUND LEVEL: 1,430 SF OF PERVIOUS SURFACE



LEVEL 4: 1,080 SF OF PERVIOUS SURFACE



LEVEL 6: 850 SF OF PERVIOUS SURFACE



LEVEL 15 (ROOF): 5,970 SF OF PERVIOUS SURFACE

PERVIOUS SUFACE SUMMARY
TOTAL PERVIOUS SURFACE AREA: **9,330 SF**
BONUS CALCULATION: 2 SF PER 1 SF OF PERVIOUS SURFACE (MAX 2 BONUS FLOORS)
QUALIFYING BONUS AREA: **18,660 SF**

	Maximum height within the Subdistrict	LEED	LEED ND	Pervious Surface	Historic Building Preservation	Open Space	Inclusionary Housing	Civil Support Space	Upper Level Garage Liner &	Public Parking	Bonus Height Maximum
Lafayette											
General	8 stories	Any = 2 stories	2 stories	2 stories	2 stories	2 stories	3 stories	2 stories	2 stories	2 stories	11 stories
Transitional Properties	15 stories	Any = 2 stories	2 stories	2 stories	3 stories	3 stories	3 stories	3 stories	3 stories	2 stories	18 stories
Lafayette Street	12 stories	Any = 2 stories	2 stories	2 stories	3 stories	3 stories	4 stories	3 stories	3 stories	2 stories	18 stories

PERVIOUS SUFACE SUMMARY

TOTAL PERVIOUS SURFACE AREA: **9,330 SF**
BONUS CALCULATION: 2 SF PER 1 SF OF PERVIOUS SURFACE (MAX 2 BONUS FLOORS)
QUALIFYING BONUS AREA: **18,660 SF**

BONUS HEIGHT REQUEST

2 BONUS FLOORS
USING: **17,390 SF** OF 18,660 SF AVAILABLE BONUS SF.



GRO VISTA 8" MODULAR SYSTEM
SPECIFICATIONS

GRO VISTA 8" MODULAR SYSTEM

Our deepest modular system which allows for greater stormwater retention, a diverse plant selection and edibles, and a more lush aesthetic.

DIMENSIONS	12" x 24" x 8"
SOIL DEPTH	8"
SOIL TYPE	Extensive or Intensive Engineered Soil
SATURATED WEIGHT	39 - 56 psf
WATER RETENTION	2.6 gal/sf (using extensive soil)
WATER DISPERSAL	12 gal/min/lf
IRRIGATION	Built in Irrigation channels

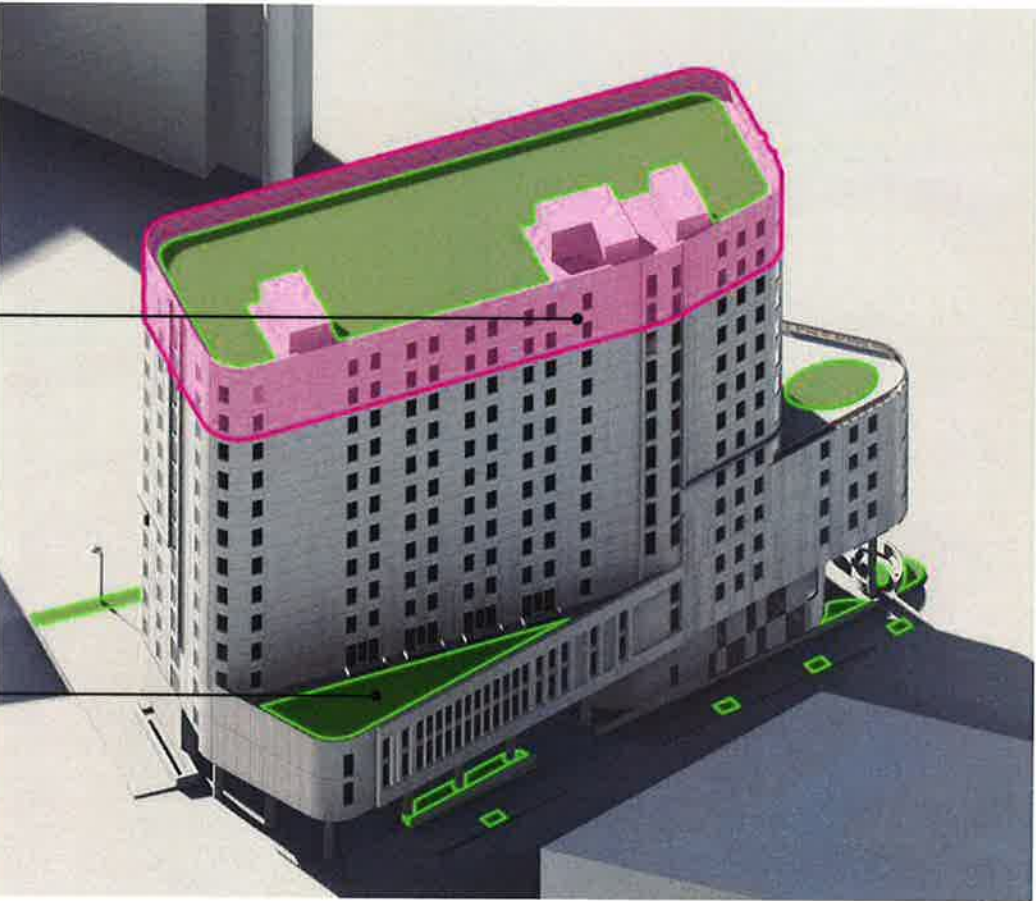
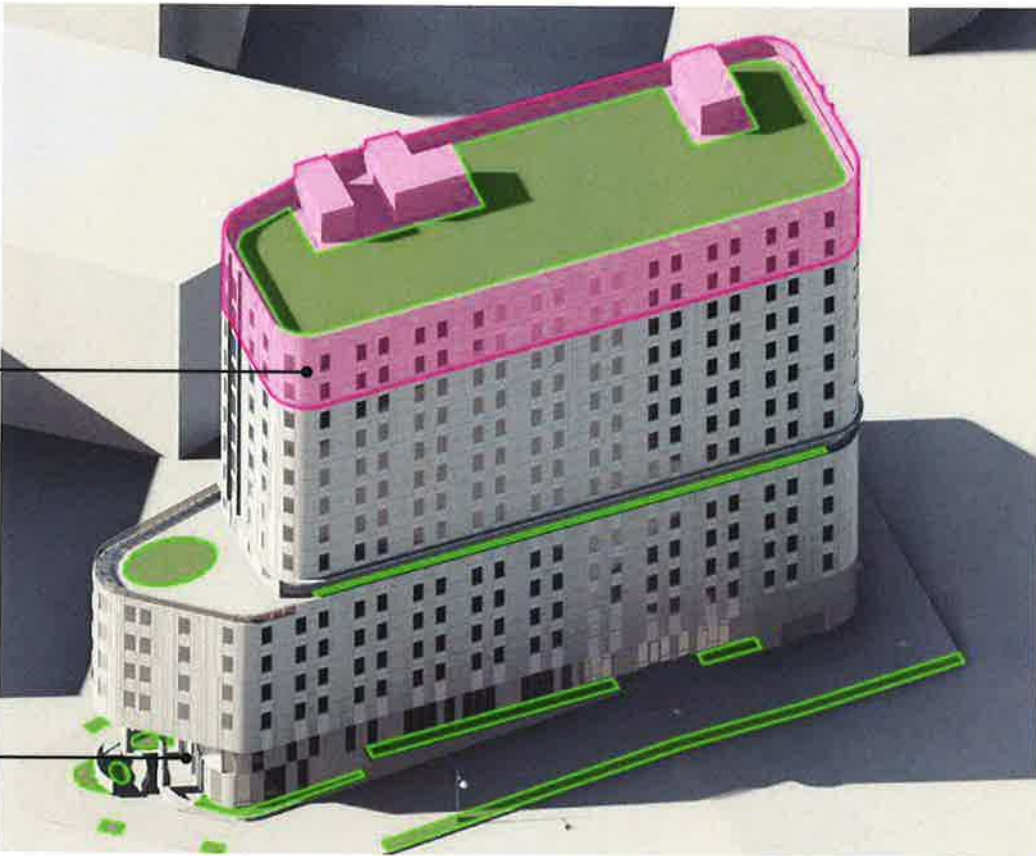


LEVEL 13 FLOORPLATE = 8,695 SF
LEVEL 14 FLOORPLATE = 8,695 SF
TOTAL = 17,390 SF @ 2 BONUS FLORS

9.330 SF OF PERVIOUS SURFACE WITHIN BUILDABLE AREA.
18,660 SF OF AVAILABLE BONUS SF

LEVEL 13 FLOORPLATE = 8,695 SF
LEVEL 14 FLOORPLATE = 8,695 SF
TOTAL = 17,390 SF @ 2 BONUS FLORS

9.330 SF OF PERVIOUS SURFACE WITHIN BUILDABLE AREA.
18,660 SF OF AVAILABLE BONUS SF



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BONUS HEIGHT REQUEST:
REQUESTING 2 BONUS FLOORS
USING: 17,390 SF OF 18,660 SF AVAILABLE BONUS SF.





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